

BUILDING ENGINEERING REPORT

Building Name: Federal Building - 517 Gold Avenue SW
Building No.: NM0024ZZ
Location: Albuquerque, New Mexico

Number: 440.1 - Space Improve and Conversion

Title: Initial Space Alterations - Tenant Work



Existing Interior Photos

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building – 517 Gold Avenue SW
Building No.: NM0024ZZ
Location: Albuquerque, New Mexico

Number: 440.1 – Space Improve and Conversion

Title: Initial Space Alterations – Tenant Work

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
New Secondary Partitions with Doors	8000 (743.2)	SF (SM)	\$20	\$160,000
Utility Costs in Partitions per SF Floor	192000 (1,783.5)	SF (SM)	\$3.50	\$672,000
Subtotal				\$832,000
Mark-Up – 15% Contingency				\$124,800
Mark-Up – 18% Overhead and Profit				\$149,760
N.M. Gross Receipts Tax at 5.8125%				\$64,319
Total E.C.C.				\$1,170,879
Total E.C.C. (rounded)				\$1,171,000

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years

Number: 450.1 - Food Service Facility

Title: Relocate Food Service from Basement to a Central Location

Cost: FY 94: \$225,000 FY 98: \$307,000

DESCRIPTION:

The current location of the snack bar is in the basement near the elevators and a corridor to an adjacent building. The appearance is old and unattractive. The snack bar provides self serve foods and minimal prepared foods. There is a sit down area with tables, chairs, and vending machines.

As part of the modernization of the building, it is recommended that food service facility be improved in appearance and relocated.

Costs include new location finishes at another above ground floor complete with kitchen equipment utility rough-in (no equipment). The existing area shall be assumed to become enclosed storage. The new snack bar will serve tenants of the federal complex.

JUSTIFICATION:

As part of the modernization a new facility is desired which is new in appearance and capable of handling smokers separate from non-smokers.

ASSOCIATED WORK ITEMS:

None.

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Looking West

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Number: 450.1 - Food Service Facility

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Looking West at Entry

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Location: Albuquerque, New Mexico

Number: 450.1 – Food Service Facility

Title: Relocate Food Service from Basement to a Central Location

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Demolition	2800	SF	\$4.25	\$11,900
Remove Snack Bar Finishes – Floor Area	(260.1)	(SM)		
New Construction	3000	SF	\$40	\$120,000
New Interior Finishes and Utility Stub-Outs for Floor Area	(278.7)	(SM)		
Convert Basement Space to Storage Floor Area	2800	SF	\$10	\$28,000
	(260.1)	(SM)		
Subtotal				\$159,900
Mark-Up – 15% Contingency				\$23,985
Mark-Up – 18% Overhead and Profit				\$28,782
N.M. Gross Receipts Tax at 5.8125%				\$12,361
Total E.C.C.				\$225,028
Total E.C.C. (rounded)				\$225,000

BUILDING ENGINEERING REPORT (BER)

Building Name: Federal Building - 517 Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years

Number: 460.1A - Plumbing

Title: Complete Replacement of Domestic Hot Water System (Steam Boiler)

Cost: FY 94: \$82,000 FY 98: \$112,000

DESCRIPTION:

The existing domestic hot water heating system consists of two approximate 1,000 gallon capacity storage tanks. Each of these storage tanks has two steam heat exchanger bundles, one in each end. One of these heat exchanger bundles in each tank receives steam from the building steam boilers and the other heat exchanger in each tank gets steam from the summer operation domestic water heating steam boilers. The two domestic water heating steam boilers are connected only to these two heat exchangers and provide domestic hot water heating capability during the summer months when the building main steam boilers are turned off. Each of these systems also includes a domestic hot water recirculating pump located just below the storage tanks.

This work item includes replacement of the domestic water storage tanks, steam heat exchangers, summer operation steam boilers, and recirculating pumps. All of these items are located in the boiler room of the building in close proximity.

JUSTIFICATION:

The existing domestic hot water tanks and steam heat exchangers and boilers are over 30 years of age and approaching the end of their useful life. Due to the age of the tanks it is expected that internal corrosion has begun and will continue till the tanks fail. The existing summer steam boilers are cast-iron, natural draft gas-fired boilers which would be replaced with more efficient gas-fired steam boilers for energy-conservation. This work item does not include any of the replacement of the building heating system steam boilers.

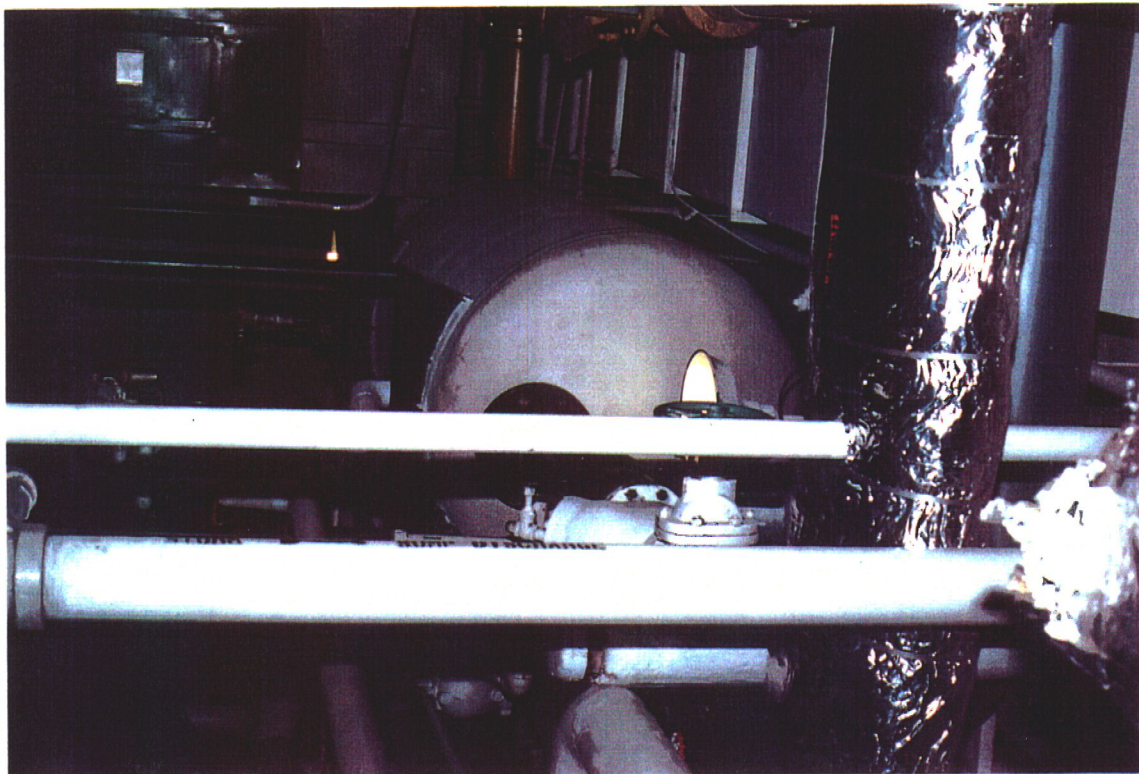
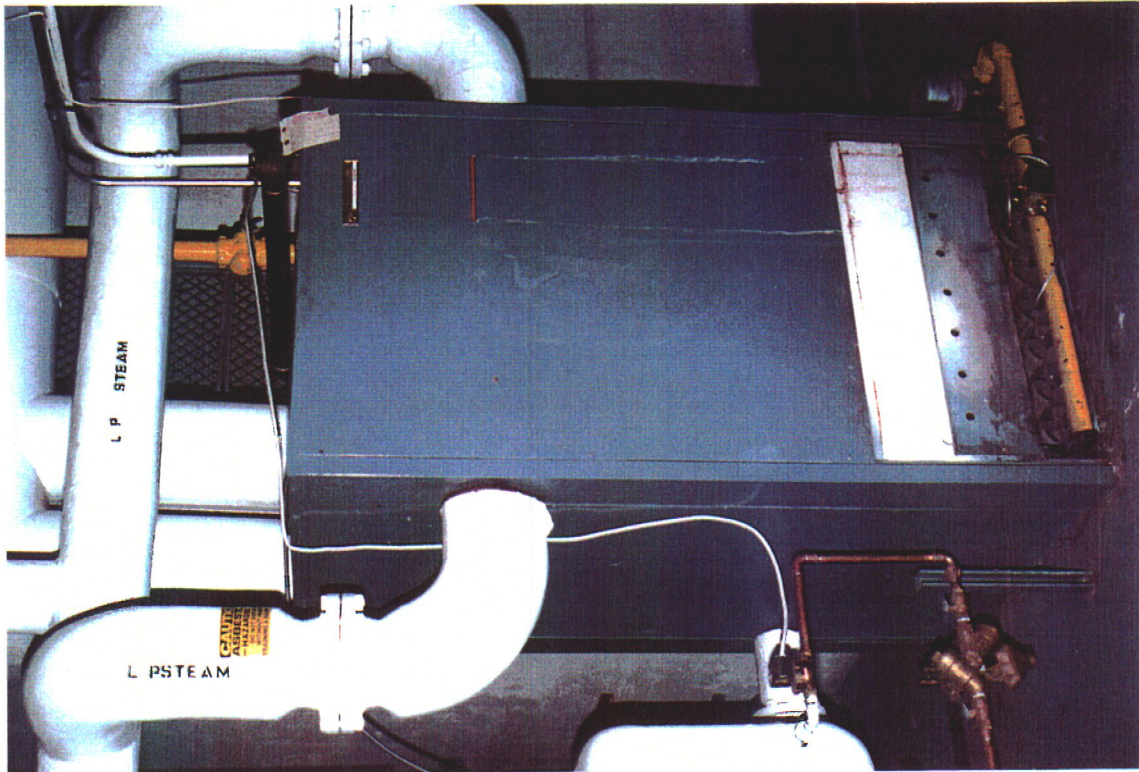
ASSOCIATED WORK ITEMS:

See Work Item No. 460.1B for Optional Method of Upgrading the Domestic Hot Water System.

See Work Item No. 515.2 for Replacement of Building Steam Boilers.

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Building Name: Federal Building – 517 Gold Avenue SW

Building No.: NM0024ZZ

Location: Albuquerque, New Mexico

Number: 460.1A – Plumbing

Title: Complete Replacement of Domestic Hot Water System

DETAILED COST ESTIMATE

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Removal of Existing	1	LOT	\$16,960	\$16,960
Storage Tanks 1,000 Gal.	2	EA	\$4,500	\$9,000
Heat Exchanger Bundles	4	FA	\$4,500	\$18,000
Steam Boilers (Summer Units)	2	EA	\$5,200	\$10,400
Recirculating Pumps	2	EA	\$2,500	\$5,000
Subtotal				\$59,360
Mark-Up – 15% Contingency				\$8,904
Mark-Up – 18% Overhead and Profit				\$10,685
N.M. Gross Receipts Tax at 5.8125%				\$3,450
Total E.C.C.				\$82,399
Total E.C.C. (rounded)				\$82,000

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Building Name: Federal Building 517 - Gold Avenue SW
Building No: NM0024ZZ
Location: Albuquerque, New Mexico

WORK ITEM: Action required within 5 years X Action required within 5-20 years ____

Number: 460.1B - Plumbing

Title: Practical Upgrade of Domestic Hot Water System (Hot Water Boiler)

Cost: FY 94: \$59,000

FY 98: \$80,000

DESCRIPTION:

Refer to Work Item 460.1A for description of the existing system.

This upgrade would consist of replacement of the existing hot water storage tanks and two of the steam heat exchanger bundles. It would include installation of two new gas-fired hot water heaters, in place of the two existing steam boilers, and would include replacement of the recirculating pumps. Gas piping would be extended and connected to the new water heaters.

JUSTIFICATION:

The justification for this upgrade is the same as the justification for the replacement of the existing domestic hot water system. The use of gas-fired water heaters in place of the steam boilers is justified, due to the lower cost of this system compared to steam boilers and heat exchangers. This system would operate the same as the existing system, i.e., the water heaters would be used in the summer to produce the domestic hot water for the building, and the building steam boilers would be used with the steam heat exchangers to produce the domestic hot water anytime the building boilers are operating.

ASSOCIATED WORK ITEMS:

See Work Item No. 460.1A for Optional Method of Upgrading the Domestic Hot Water System.